112.0	0003	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,100 /	769,100
					USE VALUE:	769,100 /	769,100
					ASSESSED:	769,100 /	769,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONAHUE ROBERT D & CHARLEEN E
Owner 2:	TRS/ DONAHUE FAMILY TRUST
Owner 3:	OF 2013
Street 1:	24 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONAHUE ROBERT D JR--ETAL -
Owner 2:	DONAHUE CHARLEEN E -
Street 1:	24 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .285 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1413 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12403.000	214,600		554,500	769,100
Total Card	0.285	214,600		554,500	769,100
Total Parcel	0.285	214,600		554,500	769,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.26 | /Parcel: 544.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71022
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!8672!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,600	0	12,403.	554,500	769,100		Year end	12/23/2021
2021	101	FV	207,300	0	12,403.	554,500	761,800		Year End Roll	12/10/2020
2020	101	FV	207,300	0	12,403.	554,500	761,800	761,800	Year End Roll	12/18/2019
2019	101	FV	201,400	0	12,403.	546,500	747,900	747,900	Year End Roll	1/3/2019
2018	101	FV	201,400	0	12,403.	419,800	621,200	621,200	Year End Roll	12/20/2017
2017	101	FV	201,400	0	12,403.	396,000	597,400	597,400	Year End Roll	1/3/2017
2016	101	FV	201,400	0	12,403.	364,400	565,800	565,800	Year End	1/4/2016
2015	101	FV	200,400	0	12,403.	340,600	541,000	541,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:42:57

LAST REV

Date	Time
09/04/19	10:50:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8672

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE ROBERT	61223-58		2/19/2013	Convenience	1	No	No		
	12651-74		6/19/1974		41,000	No	No		N

USER DEFINED

Prior Id # 1:	71022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2018	1448	Redo Bat	9,800	C				
8/4/2014	951	Re-Roof	6,300		8/4/2014			Strip and re-roof.
4/24/2008	389	Redo Kit	22,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/3/2009	Measured	189	PATRIOT
3/24/2000	Inspected	270	PATRIOT
2/3/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12403		Sq. Ft.	Site		0	70.	0.64	6									554,465						554,500	

Total AC/HA:	0.28473	Total SF/SM:	12403	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	554,465	Spl Credit		Total:	554,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291555
Depreciation:	76971
Depreciated Total:	214584

COMMENTS

PDAS OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

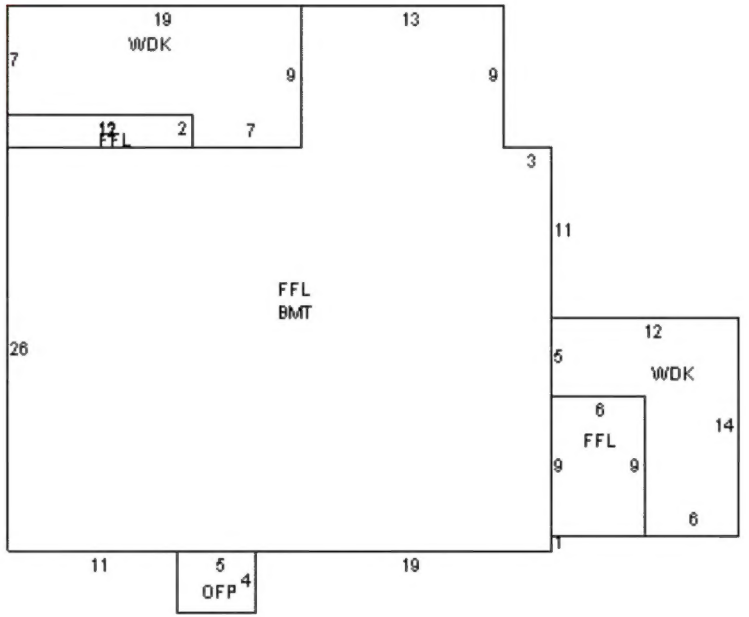
No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	88.93
Final Total:	214600	Val/Su SzAd	194.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,105	134.990	149,160
BMT	Basement	1,027	48.390	49,699
WDK	Deck	261	9.830	2,566
OFP	Open Porch	20	44.000	880

Net Sketched Area:	2,413			Total:	202,305
Size Ad	1105	Gross Area	2413	FinArea	1413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	